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Executive Summary Report

Appraisal Date 1/1/2003 - 2003 Assessment Roll

Area Name / Number: Lake Hills/Robinswood & Phantom Lake/Vasa Park / 67-8/14

Previous Physical Inspection: 1997

Sales - Improved Summary:

Number of Sales: 361

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2002 Value	\$129,200	\$148,400	\$277,600	\$297,400	93.3%	9.16%
2003 Value	\$155,200	\$140,800	\$296,000	\$297,400	99.5%	7.72%
Change	+\$26,000	-\$7,600	+\$18,400		+6.2%	-1.44%
% Change	+20.1%	-5.1%	+6.6%		+6.6%	-15.72%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.44% and -15.72% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2002 Value	\$133,100	\$146,100	\$279,200
2003 Value	\$159,200	\$135,800	\$295,000
Percent Change	+19.6%	-7.0%	+5.7%

Number of improved Parcels in the Population: 4255

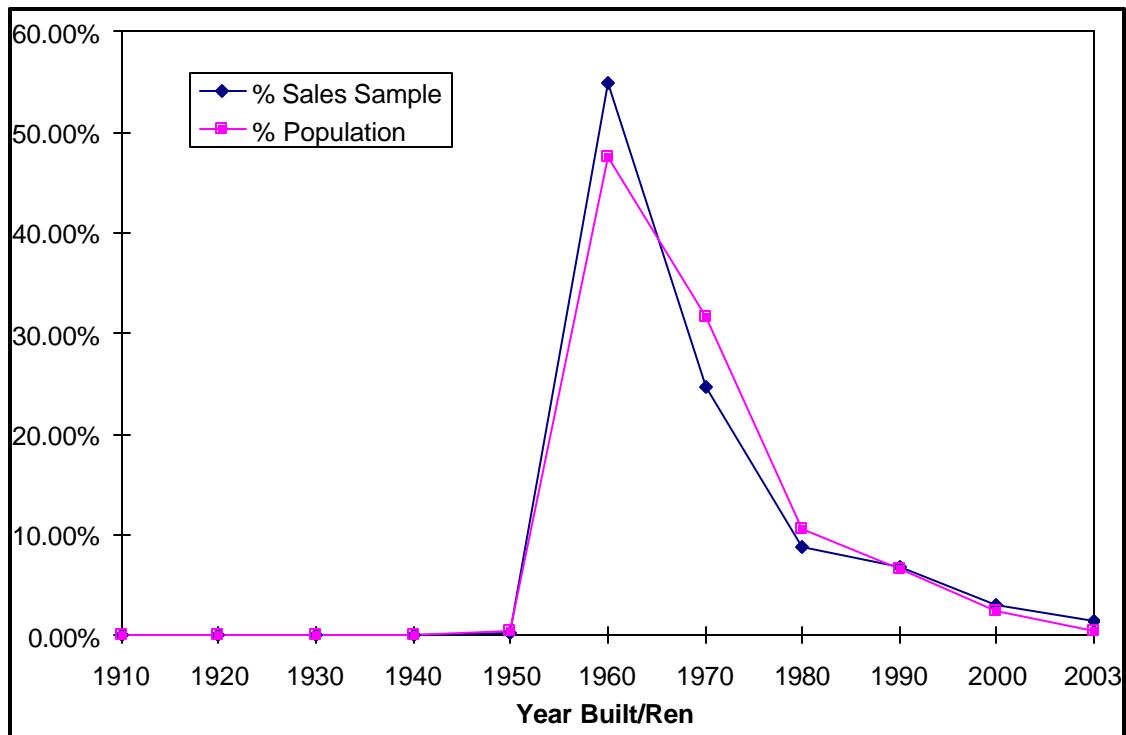
The population summary above excludes multi-building and mobile home parcels. In addition, parcels with 2002 or 2003 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2003 Assessment Roll.

Sales Sample Representation of Population - Year Built/Renovate

Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	1	0.02%
1920	0	0.00%	1920	0	0.00%
1930	0	0.00%	1930	7	0.16%
1940	0	0.00%	1940	4	0.09%
1950	1	0.28%	1950	18	0.42%
1960	198	54.85%	1960	2022	47.52%
1970	89	24.65%	1970	1347	31.66%
1980	32	8.86%	1980	448	10.53%
1990	25	6.93%	1990	280	6.58%
2000	11	3.05%	2000	107	2.51%
2003	5	1.39%	2003	21	0.49%
	361			4255	

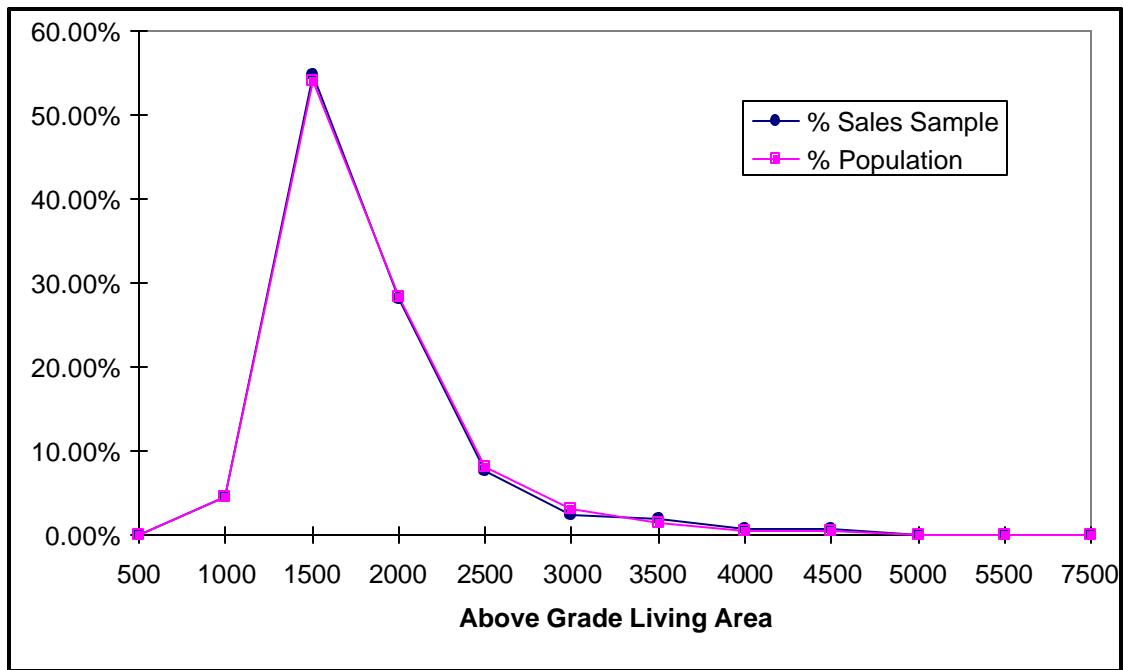


- The sales sample frequency distribution follows the population distribution very closely with regard to the year built/renovation. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	16	4.43%
1500	198	54.85%
2000	101	27.98%
2500	27	7.48%
3000	8	2.22%
3500	7	1.94%
4000	2	0.55%
4500	2	0.55%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	361	

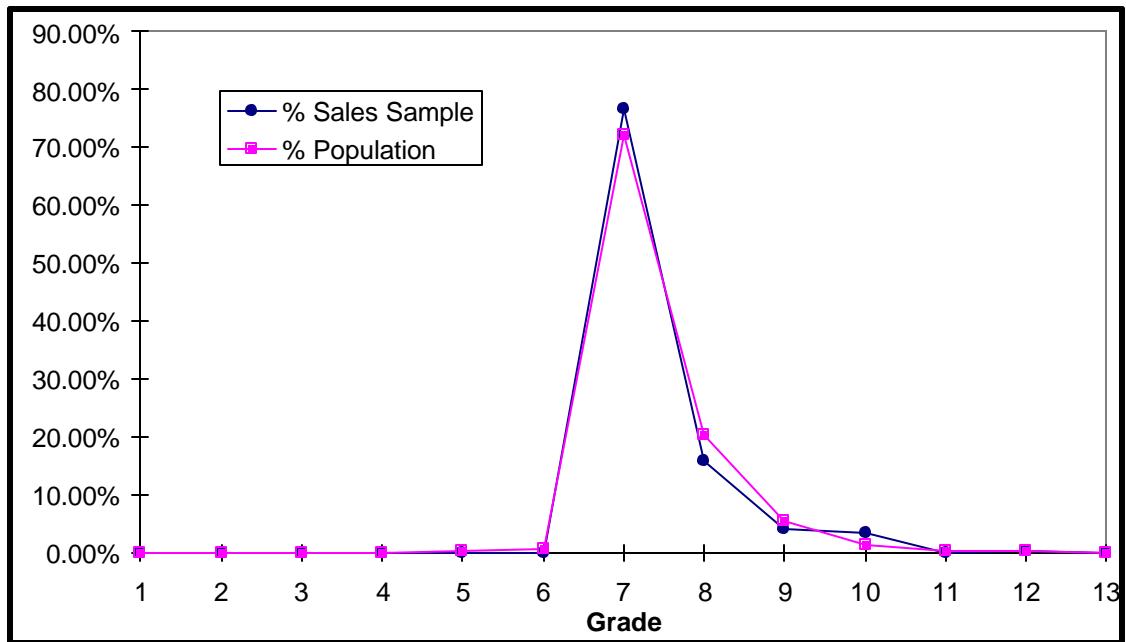
Population		
AGLA	Frequency	% Population
500	2	0.05%
1000	186	4.37%
1500	2299	54.03%
2000	1207	28.37%
2500	345	8.11%
3000	124	2.91%
3500	59	1.39%
4000	16	0.38%
4500	14	0.33%
5000	2	0.05%
5500	0	0.00%
7500	1	0.02%
	4255	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

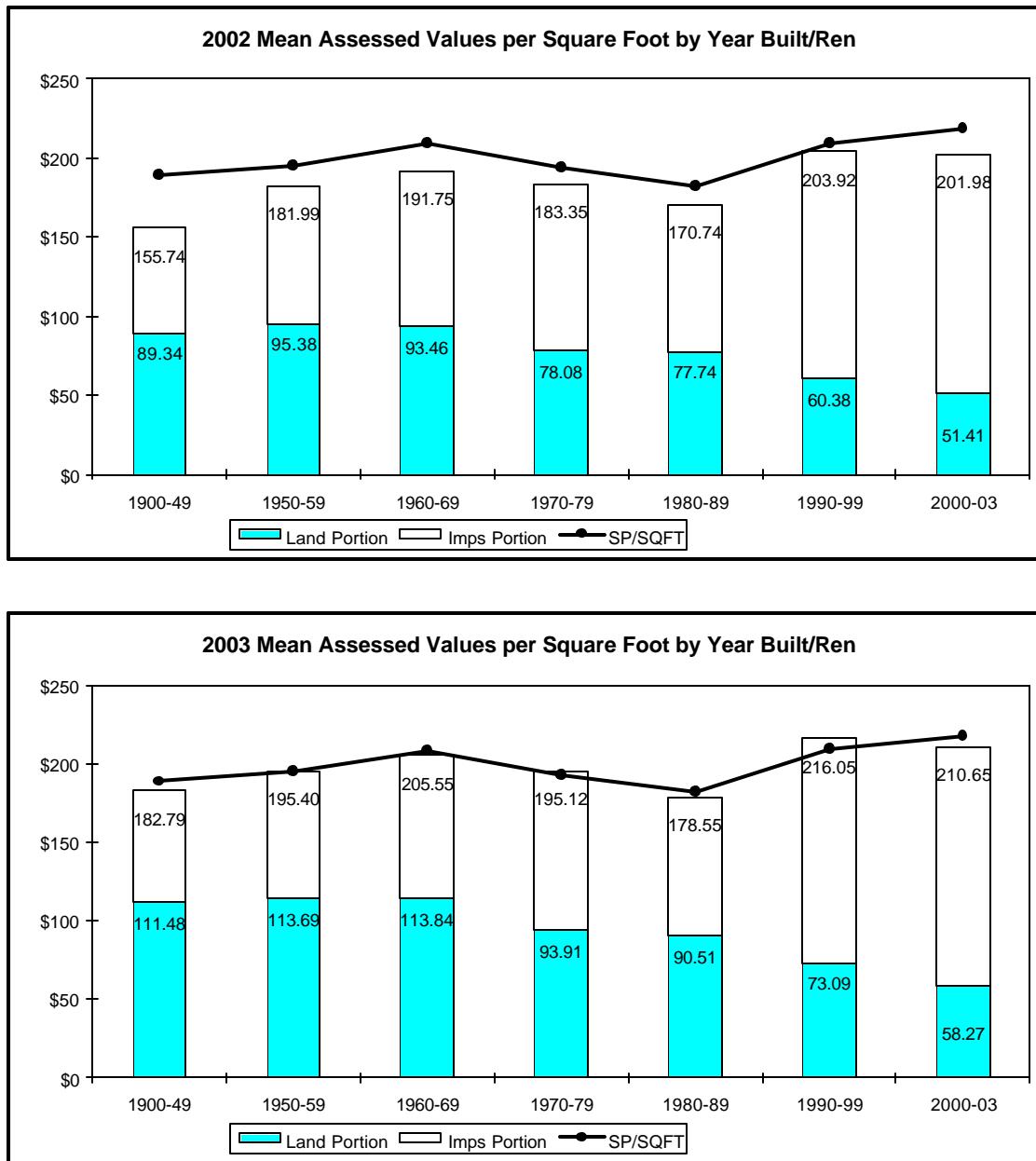
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	4	0.09%
6	0	0.00%	6	20	0.47%
7	277	76.73%	7	3075	72.27%
8	57	15.79%	8	863	20.28%
9	14	3.88%	9	223	5.24%
10	12	3.32%	10	52	1.22%
11	0	0.00%	11	14	0.33%
12	1	0.28%	12	4	0.09%
13	0	0.00%	13	0	0.00%
	361			4255	



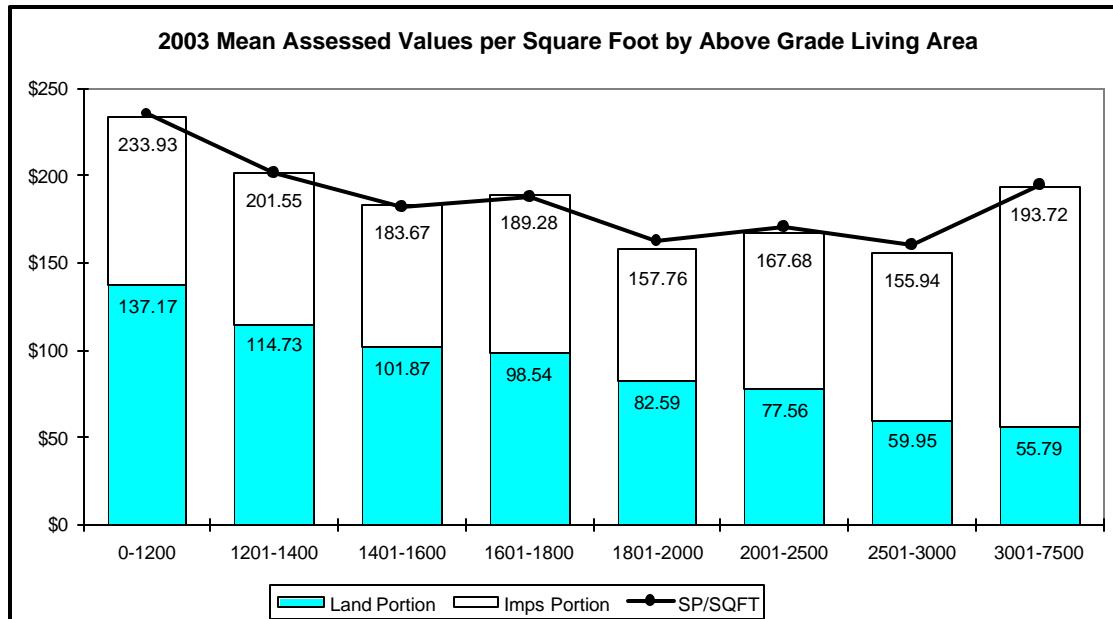
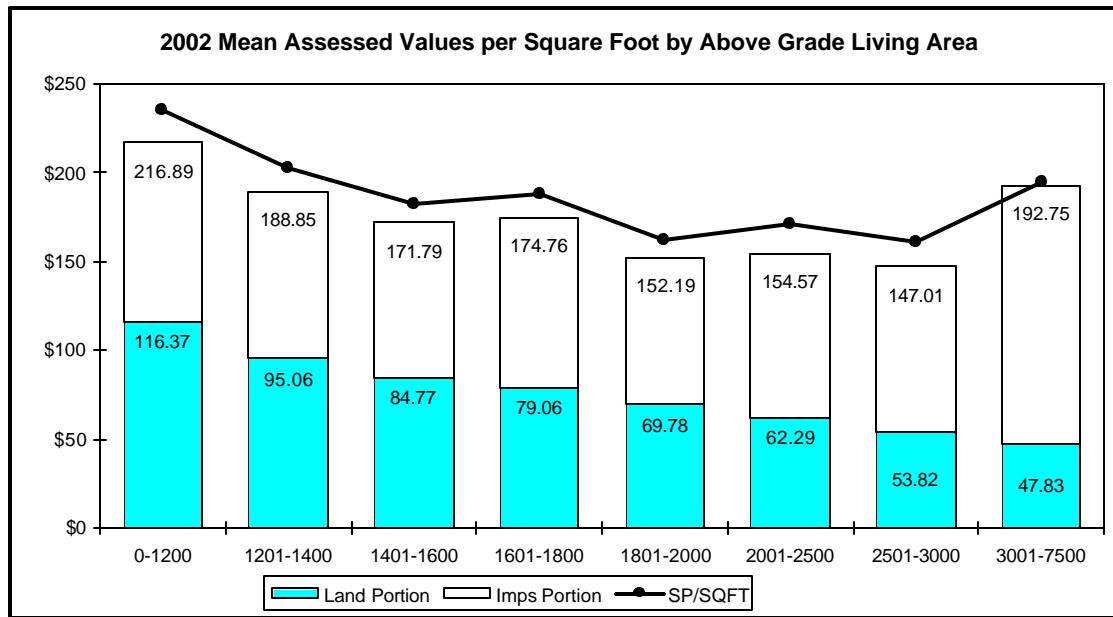
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2002 and 2003 Per Square Foot Values by Year Built/Renovate



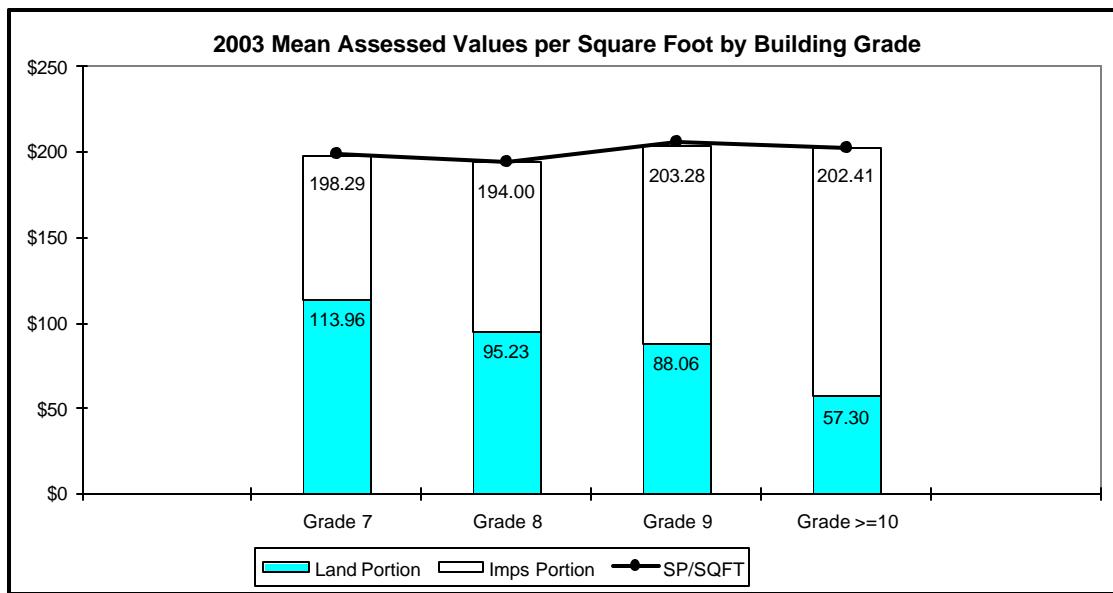
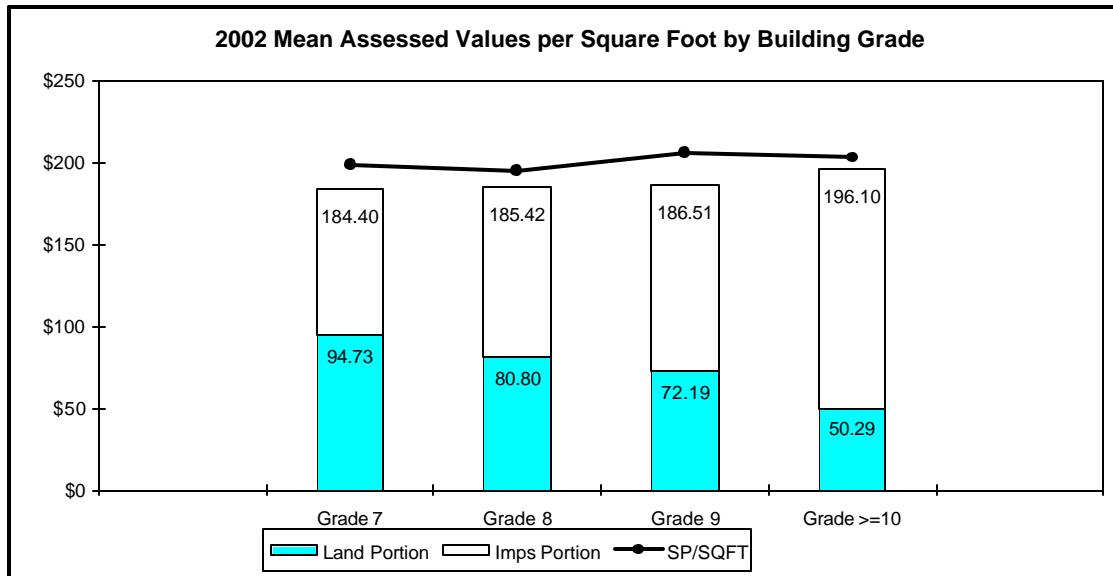
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovate as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values by Above Grade Living Area



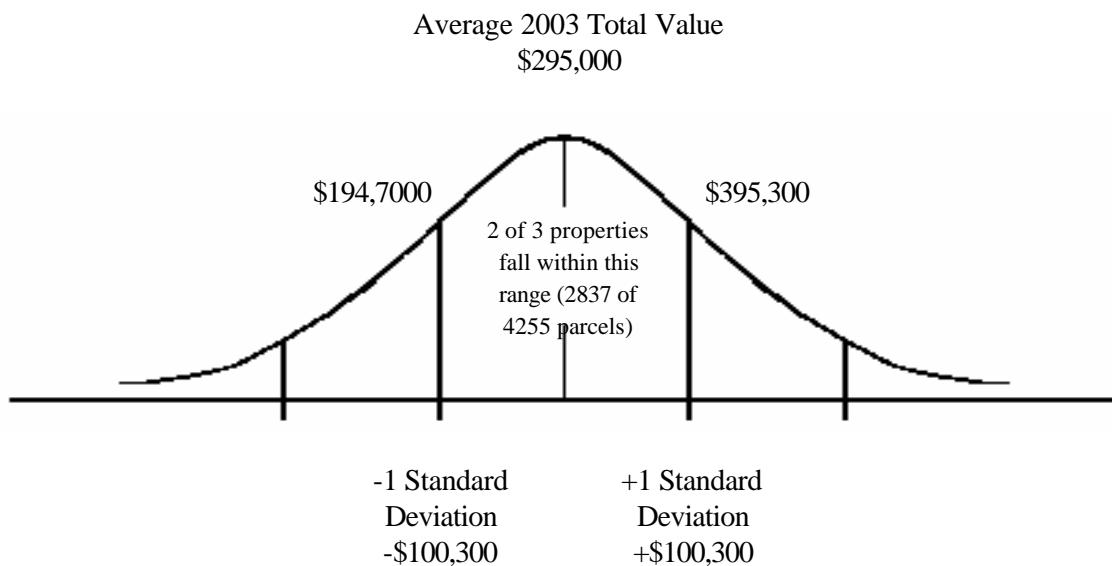
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. There were no sales for Grade 6 improvements and only 1 sale greater than Grade 10. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2002 or 2003 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 01/2001 to 12/2002 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: Lake Hills/Robinswood & Phantom Lake/Vasa Park

Boundaries:

This area is defined by the boundaries of 145th Place SE and 140th Avenue SE to the West, along Main Street to the North, The Eastern boundary starts at 165th Avenue and continues on to 168th Avenue SE, to SE 26th Street, then south on Lake Sammamish Parkway SE, the north side of I-90 is its Southern boundary.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 67 includes all residential parcels located in the Bellevue neighborhoods of Lake Hills, Robinswood, Phantom Lake, and Vasa Park. This is a very homogeneous area, with the majority of the improved properties being Grade 7 and 8, rambler and split level homes, built during the 1950's to 1970's. A few properties enjoy the amenities of being Phantom Lake waterfront sites. The Vasa Park area includes newer and higher grade construction, including some custom homes. Properties located on the hillsides above West Lake Sammamish Parkway SE have Fair to Excellent Lake Sammamish/Cascade Mountain/Territorial views. Proximity to employment centers of Bellevue, Redmond, Issaquah, and Seattle contribute to the desirability of this area.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2003 recommended values. This study benchmarks the current assessment level using 2002 posted values. The study was also repeated after application of the 2003 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 9.16% to 7.72%.

Scope of Data

Land Value Data:

Vacant sales from 01/1999 to 12/2002 were given primary consideration for valuing land. By combining the verified land sales from area 67, along with verified land sales from the surrounding homogeneous subareas of 68-4, 91-12 & 91-13 and 92-7, we were able to establish reliable land values for area 67 by utilizing the direct sales comparison approach.

Further consideration was given to multi-parcel land sales for additional market evidence and as support in building the land valuation model. Base land values were calculated on a per site value per plat.

Tax lots were valued by lot size rather than on a per site basis. Phantom Lake waterfront sites were valued based on lot sizes with additional consideration for the waterfront footage. Refer to page 25 for site sizes and waterfront ranges.

Phantom Lake uplands were valued by lot size rather than on a per site basis. Adjustments were, also, made for views, topography, and traffic noise nuisances.

Sites larger than 1 acre, where short platting is typical, were valued based on zoning and the number of sites allowed for development, with consideration given for ‘on site’ development costs. All other large sites were valued as estate lots by utilizing the acreage land values.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 4,385 parcels in area 67, most of which are located in plats. There are two distinct market segments in this area, the Lake Hills/Robinswood and the Phantom Lake/Vasa Park areas.

Vacant sales from 1/1999 to 12/2002 were given primary consideration for valuing land. Combining the verified land sales from area 67, along with verified land sales from the surrounding homogeneous subareas of: 68-4, 91-12 & 91-13 and 92-7, we were able to establish land values for Area 67. Further consideration was given to multi-parcel land sales for additional market evidence and to support the land values.

Base land values were calculated on a per site value per plat. Tax lots were valued by lot size rather than on a per site basis.

Phantom Lake waterfront site values were based on lot sizes with additional consideration given for the waterfront footage. Refer to page 25 for site sizes and waterfront footage ranges.

Sites larger than 1 acre, where short platting is typical, were valued based on the zoning and the number of sites allowed for development with consideration for the ‘on site’ development costs. All other large sites were valued as estate lots by utilizing the acreage land values.

Some of the lots are impacted by views, topography, traffic noises, waterfront access restrictions, wetlands, floodplains, streams, sensitive areas and ‘other nuisances’ such as proximity to schools and shopping centers, were adjusted accordingly for those variables.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Area 67-8

Land Value Model Calibration

Section:	
SE 34-25-05	
Major Number:	Base Land Value
086510	\$311,000
086960	\$150,000
111760	\$150,000
894460	\$135,000
Tax Lots:	
342505	
Lot Size 10,450 sqft	\$139,000 to \$311,000
to 1.15 acres	
Section:	
SE 35-25-05	
Major Number:	
220720	\$141,000
403680	\$141,000
403700	\$145,000 to \$149,000
403720	\$145,000 to \$153,000
403740	\$145,000
403750	\$148,000
403760	\$145,000
403810	\$145,000
403840	\$145,000
403950	\$145,000

Area 67-8

Land Value Model Calibration (continued)

Section:	
SW-02-24-05	
Major Number:	Base Land Value:
064650	\$145,000
211050	\$145,000
415750	\$150,000
415760	\$159,000
415770	\$153,000
675050	\$155,000
675100	\$148,000
675110	\$153,000
737460	\$153,000
792330	\$153,000
792350	\$148,000
861700	\$148,000
Tax Lots:	
Lot Size Range 8,410 sqft to 36,310 sqft	\$130,000 to \$228,000
Section:	
SW 35-25-05	
Majors Numbers:	
194490	\$143,000
220720	\$141,000
403760	\$145,000
403930	\$143,000
403940	\$145,000
Tax Lots:	
All exempt lots except: Minor 9056	\$145,000

Area 67-8

Land Value Model Calibration (continued)

Section:	
NE 02-24-05	
Major Numbers:	Base Land Value:
220720	\$143,000
403680	\$141,000
403700	\$145,000 to \$149,000
801630	\$145,000
Tax Lots:	
Tax Lot size:	
23,000 sqft to <1 acre:	\$224,000 to \$277,000
Section:	
NE-03-24-05	
Major Numbers:	Base Land Value:
064340	\$141,000
066250	\$141,000
173680	\$145,000
220710	\$141,000
353000	\$141,000
427960	\$150,000
Tax Lots:	
Lot Size Range:	
>6,000 sqft to <20,000 sqft:	\$136,000 to \$166,000

Area 67-8

Land Value Model Calibration (continued)

Section:	
NW 02-24-05	
Major Numbers:	Base Land Value :
079320	\$150,000
220720	\$143,000
323650	\$141,000
792370	\$141,000
792390	\$147,000
Tax Lots:	
All exempt except:	
Minor: 9030	\$185,000
Section:	
NW 11-24-05	
Major Numbers:	Base Land Value:
675110	\$153,000
675130	\$150,000 - \$159,000
Section:	
SE-03-24-05	
Major Numbers:	Base Land Value:
064350	\$141,000
502390	\$141,000
644830	\$150,000
792360	\$141,000
792380	\$141,000
Minors for 883890:	
0247,0249,0251	\$150,000
Minors:	

0245,0196	\$150,000
Minor:	
0244	\$228,000

Area 67-8

Land Value Model Calibration (continued)

Acreage	67-8
1 ac to 2.25 acres	\$296,000 to \$572,000

Or

Acreage was valued per building site, with consideration given for

1. Zoning
2. Typical development for immediate neighborhood
3. Utility (topography, wet areas)
4. Development costs (ranging from -15% to -60%)

Site Adjustments:

Order of Adjustments:

1. Lot Size \$ +/- (where applicable)
2. Restrictions -\$ or -% (topography, easements,)
3. Traffic -%
4. Views +%
5. Other nuisances -\$ or -% (External nuisances: schools, commercial areas)

Site Adjustments	Grade	Adjustment
Traffic/Noise	Moderate	-5% to -10%
	High	-10% to -15%
	Extreme	-20% to -25%
Topography	Non-view lots	-5% to -40%
	View with topography	-5% to -20%
Views		
	Mountain and/or Territorial	+10% to +15%
	Lake Sammamish	+5% to + 20%

Other Nuisances	Water problems, floodplains, schools, commercial areas	-5% to -15%

Area 67-14

Land Value Model Calibration

Base Land North of SE 14th to Main Street	
Major Numbers:	Base land Value
403700	\$150,000 to \$155,000
403720	\$150,000 to \$155,000 & \$240,000
403860	\$150,000 to \$155,000
737510	\$155,000
No Tax Lots in this section	
Base Land South of SE 14th & North of NE 26th & NE 24th Street	
Major Numbers:	
145990	\$155,000
356480	\$170,000
404640	\$160,000
414130	\$160,000
414140	\$160,000
414150	\$160,000
414160	\$170,000
438400	\$170,000
505180	\$175,000
675080	\$170,000
675105	\$224,000
675110	\$148,000 to \$153,000
675130	\$145,000 to \$150,000
675150	\$155,000
675200	\$160,000

737530	\$160,000
Tax Lot Schedule:	Base Land Value
Lot Size Range:	
3000 – 7,000 sqft	\$135,000 - \$155,000
8000 - 11,000 sqft	\$160,000 - \$175,000
12,000 - 15,000 sqft	\$180,000 - \$195,000
16,000 – 20,000 sqft	\$200,000 - \$220,000
21,000 – 25,000 sqft	\$230,000 - \$244,000

Area 67-14

Land Model Value Calibration (continued)

Base Land South of SE 14th & North of NE 26th & NE 24th Street	
Tax Lot Schedule (continued)	Base Lot Value
Lot Size Range:	
26,000 - 30,000 sqft	\$248,000 - \$264,000
31,000 - 36,000 sqft	\$268,000 - \$288,000
37,000 – 1 Acre	\$292,000 - \$320,000

Base Land South of NE 24th	
Major Numbers:	Base Land Value
062730	\$175,000 - \$215,000
194970	\$190,000
195200	\$175,000
195468	\$185,000
260780	\$165,000
262430	\$277,000
321170	\$185,000
321180	\$185,000
321190	\$170,000
345930	\$170,000

345980	\$160,000
382760	\$160,000
399920	\$175,000 - \$180,000
399930	\$175,000 - \$220,000
424570	\$170,000
424571	\$175,000
752530	\$160,000 - \$180,000
792280	\$165,000 - \$180,000
792290	\$165,000 - \$180,000
792300	\$165,000
792310	\$165,000
792320	\$165,000
888190	\$160,000
888290	\$225,000

Area 67-14

Land Model Value Calibration (continued)

Base Land South of NE 24th	
Tax Lot Schedule	Base Land Value
Lot Size Range	
3000 – 7,000 sqft	\$140,000 - \$160,000
8000 - 11,000 sqft	\$165,000 - \$180,000
12,000 - 15,000 sqft	\$185,000 - \$200,000
16,000 – 20,000 sqft	\$205,000 - \$225,000
21,000 – 25,000 sqft	\$230,000 - \$249,000
26,000 - 30,000 sqft	\$250,000 - \$269,000
31,000 - 36,000 sqft	\$273,000 - \$293,000
37,000 – 1 Acre	\$297,000 - \$325,000

Acreage	67-14	67-14	67-14
Locations	N. of SE 14 th to Main Street	S. of SE 14 th St & N. of NE 26 th & NE 24 th St.	S. of NE 24 th St.
1 ac to 2.25	\$315,000 to \$604,000	\$320,000 to \$609,000	\$325,000 to \$614,000

acres			
>3 ac	n/a	\$150,000 per acre	n/a

Or

Acreage was valued per building site, with consideration given for

- 5. Zoning
- 6. Typical development for immediate neighborhood
- 7. Utility (topography, wet areas)
- 8. Development costs (ranging from -15% to -60%)

Area 67-14

Land Model Value Calibration (continued)

Phantom Lake			
Waterfront			
Majors & Tax Lots:			
438400 * 1 wft parcel			
675105 * 4 wft parcels			
675080 * 2 wft parcels			
022405			
012405			
	Lot Size Ranges	Waterfront Footage Ranges	Base land Value
	<18,000 sqft	<100 wft	\$243,000
	<18,000 sqft	>=100 wft - <120 wft	\$270,000
	<18,000 sqft	>150	\$337,000
	>18,000 - <24,000 sqft	<100 wft	\$294,000
	>18,000 - <24,000 sqft	>125 wft	\$343,000

	>25,000 - <35,000 sqft	<90 wft	\$312,000
	>25,000 - <35,000 sqft	>=90 wft - <110 wft	\$325,000
	>25,000 - <35,000 sqft	>=110 wft -<125 wft	\$337,000
	>25,000 - <35,000 sqft	>125 wft	\$350,000
	>36,000 - < 1 Acre	<100 wft	\$318,000
	>36,000 - < 1 Acre	>=100 wft - <125 wft	\$344,000
	>36,000 - < 1 Acre	>125 wft	\$382,000
	>= 1 Acre - < 1.20 Acre	<120 wft – 170 wft	\$378,000 to \$388,000
	>= 1.25 Acre - < 2 Acre	<120 wft – 170 wft	\$449,000 to \$470,000
	>= 2 Acres - < 3 Acres	>=150 wft - <250ft	\$614,000 to \$643,000

Area 67-14

Land Model Value Calibration (continued)

Phantom Lake		
Upland		
Tax Lots	Lot Size Ranges	Base Land Value Ranges
022405	<10,000 sqft	\$160,000
012405	10,000 -<14,000 sqft	\$160,000 - \$185,000
	14,000 -<18,000 sqft	\$185,000 - \$200,000
	18,000 - <24,000 sqft	\$200,000 - \$225,000
	24,000 - <31,000 sqft	\$225,000 - \$252,000
	31,000 - <36,000 sqft	\$252,000 - \$284,000
	36,000 – 1 acre	\$284,000 - \$320,000
Phantom Lake		
Flag Lots		
	Note	Adjustments
Flag Lot:	Flag Lots were valued	Waterfront +5% to +10%

Is an Upland lot with a narrow strip of land that accesses the waterfront.	using base lot values for Phantom Lake uplands with half adjustments for view. Minor 9104 & 9229 were valued as upland lots with no legal access to the waterfront.	Traffic -5% Easement: -10% View: +5% (note: no waterfront access full view adjustment.)
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Area 67-14

Land Value Model Calibration (continued)

Adjustments

Order of Adjustments

1. Lot Sizes +/- (where applicable)
2. Waterfront +\$
3. Restrictions -\$ or -% (topography, easements)
4. Traffic -%
5. Views +%
6. Other nuisances -\$ or -% (external nuisances: schools, commercial areas, water towers)

Site Adjustments	Grade	Adjustment
Traffic Noise	Moderate	-5% to -10%

	High	-10% to -15%
	Extreme	-20% to -25%
Topography	Non-view lots	-5% to -40%
	View lots with topography	-5% to -20%
Views	Mountain and/or Territorial	+10% to +15%
	Lake Sammamish - Fair	+15% to +20%
	Average	+25% to +40%
	Good	+50% to +75%
	Excellent	+75% to +85%
External Nuisances		-5% to -20%
Uplands Only		
Views	Phantom Lake - Average	+5% to +10%
	Good	+20%
Flag Lots	With Access	+½ of View % noted above for similar views
	Without Access	+Full View % as noted above for similar views

Area 67-14

Land Value Model Calibrations

Adjustments				
Phantom Lake				
Acreage	Acreage	Base Land Value for Acreage*	Adjusted from base for waterfront	Adjusted Base Land Value
Estate Lots	1 ac to 1.20 ac	\$360,000	+5% to +8%	\$378,000 to \$388,000
	1.25 ac to <2 ac	\$428,000	+5% to +8%	\$449,000 to \$470,000
	2 ac to 3 ac	\$585,000	+5% to +8%	\$614,000 to \$643,000
	>3 ac (Minimum site size of 4.93 ac)	\$150,000 per acre	+5%	\$776,000

*Base land value based on acreage values for South of SE 14th & North of NE 26th & NE 24th street.

Areas 67-8 & 67-14

Land Value Model Calibrations

Traffic Codes	Streets coded for Traffic nuisance:
Moderate	140 th to 145 th Pl SE
	SE 22 nd Pl to SE 22 nd Street, west of 156 th Avenue SE
	SE 24 th east of 156 th Avenue SE
	161 st Avenue SE from I-90 to SE 24 th Street

	164 th Avenue SE
	SE 35 th Pl to SE 34 th Street
	SE 26 th Street from 168 th to W Lk Sammamish Pkwy
	168 th Avenue SE
	SE 16 th Street to SE Phantom Wy to SE 14 th Street
	Lake Hill Blvd. to 164 th Avenue SE
	Main Street to 158 th Pl SE
High	West Lake Sammamish Pkwy
	148 th Avenue SE
	156 th Avenue SE
Extreme	I-90

Vacant Sales Used In This Physical Inspection Analysis
Area 67

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
067	008	022405	9009	10-02	1,050,000	181,562	Y	N
067	008	032405	9050	09-00	700,000	100,623	N	N
067	008	342505	9116	07-99	234,700	21,616	N	N
067	008	342505	9144	03-00	115,000	14,012	N	N
067	014	122405	9191	09-99	190,000	10,421	N	N
067	014	888190	0215	12-02	220,000	9,933	N	N
068	004	242505	9170	02-01	137,500	9,483	N	N
091	012	262505	9074	08-02	1,200,000	75,358	N	N
091	012	262505	9295	02-02	154,500	10,076	N	N
091	013	160480	0040	01-02	245,000	9,788	N	N
091	013	160480	0050	02-02	245,000	7,683	N	N
091	013	160480	0080	07-02	235,000	6,715	N	N
091	013	932960	0170	05-01	140,000	13,500	N	N
092	007	332505	9053	11-01	225,000	10,541	N	N
092	007	332505	9215	11-01	230,000	10,534	N	N
092	007	946800	0110	04-01	215,000	8,967	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 67

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
091	012	389110	0172	04-01	307,500	Multi-parcel
091	012	389110	0174	04-01	307,500	Multi-parcel

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 01/2001 through 12/2002 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

Area 67 includes all residential parcels located in the Bellevue neighborhoods of Lake Hills, Robinswood, Phantom Lake, and Vasa Park. This is a very homogenous area, with the majority of the improved properties being mostly Grade 7 and 8, rambler and split level style homes that were built from the 1950's to 1970's. A few properties enjoy the amenities offered with Phantom Lake waterfront locations. The Vasa Park area includes newer and higher grade construction, including some custom homes. Properties located on the hillsides above West Lake Sammamish Parkway SE have Fair to Excellent Lake Sammamish/Cascade Mountain/Territorial views. Proximity to employment centers of Bellevue, Redmond, Issaquah, and Seattle contribute to the desirability of this area.

The sales sample is a good representation of most of the characteristics for the population. The exceptions are Grade 6 or less homes, Grade 10 or higher homes and newer homes built since 1990, as well as, Phantom Lake waterfront properties. The Cost Approach and appraiser judgment were utilized in valuing the exception parcels.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

**NCSS Multiplicative Model
Area 67**

FORMULA:

<u>VARIABLE</u>	<u>COEFFICIENT</u>
Intercept	1.438105
+If in Village on Main Street, Plat 894460, then	1*
+LN(BaseLand/1000)	-0.06246174
+LN(Age+1)	0.613745
+LN(EXP(Grade))	-0.1381211
+If(And(Grade=9,YrBltRen<1980)LN(10),(LN(1)))	1*
+If Condition = 4, Good, then	0.1189983
+If Condition = 5, Very Good, then	1*
+LN(AGLA/100)	-0.05291032
+LN((TotBsmt+If(BsmtGrade>5,FinBsmt,0) -BsmtGar)/100+1)	0.02853467
+LN((TotBsmt+If(BsmtGrade>5,FinBsmt,0) -BsmtGar)/100+1)	1*
+If(And(Grade=8,YrBltRen<1980)LN(10),(LN(1)))	0.05364585
+LN((TotBsmt+If(BsmtGrade>5,FinBsmt,0) -BsmtGar)/100+1)	0.2483371
+LN((TotBsmt+If(BsmtGrade>5,FinBsmt,0) -BsmtGar)/100+1)	0.04282568
+If(And(Grade=8,YrBltRen<1980)LN(10),(LN(1)))	1*
+LN((TotBsmt+If(BsmtGrade>5,FinBsmt,0) -BsmtGar)/100+1)	-0.0180959

Then, EXP(Total) * 1000 = EMV

Then, Truncate EMV value to lower thousand

EMV	= TOTAL VALUE
LAND VALUE	= BASE LAND VALUE
IMPROVEMENT VALUE	= EMV – BASE LAND VALUE

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 67

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
8	403680	0015	2/02	244000	880	850	7	1956	3	11700	N	N	15619 LAKE HILLS BL
8	403680	0100	8/01	245000	880	850	7	1956	4	7084	N	N	15651 SE 8TH ST
8	403680	0710	4/01	228000	880	850	7	1956	3	10850	N	N	15837 SE 12TH PL
8	403680	0955	12/01	265000	880	610	7	1957	4	7300	N	N	16034 SE 10TH ST
8	403680	1170	3/02	237000	880	880	7	1956	3	7300	N	N	16213 SE 7TH ST
8	220720	0390	6/02	230000	940	900	7	1963	4	9936	N	N	911 154TH AV SE
8	403940	0480	11/02	265000	960	580	7	1960	5	4452	N	N	463 155TH PL SE
8	220710	0040	10/01	249900	990	500	7	1955	4	6440	N	N	1311 142ND PL SE
8	220710	0545	10/02	259000	990	500	7	1955	4	8840	N	N	14315 SE 14TH ST
8	403680	0765	8/02	237500	990	0	7	1957	4	6650	N	N	16049 SE 10TH ST
8	403680	0860	6/02	220000	990	0	7	1958	4	7000	N	N	16035 SE 9TH ST
8	403720	0815	6/01	207950	990	0	7	1957	4	9600	N	N	411 164TH AV SE
8	064350	0090	3/02	293000	1000	1000	7	1962	4	8250	N	N	2122 145TH AV SE
8	220720	0145	9/02	233200	1000	0	7	1956	4	10868	N	N	1014 151ST AV SE
8	403680	0555	1/01	245000	1000	550	7	1956	4	7800	N	N	15818 SE 12TH PL
8	403940	0110	12/01	249500	1010	690	7	1960	4	8750	N	N	613 154TH AV SE
8	403680	0250	8/01	239900	1010	890	7	1956	4	7400	N	N	15816 SE 10TH ST
8	403680	1045	6/02	269000	1010	720	7	1956	4	7200	N	N	16235 SE 8TH ST
8	403680	1105	10/02	224000	1010	0	7	1958	4	7400	N	N	16034 SE 9TH ST
8	403930	0050	6/02	310000	1010	1010	7	1962	3	7700	N	N	121 152ND PL SE
8	403940	0100	3/01	255000	1010	956	7	1960	4	8750	N	N	607 154TH AV SE
8	403950	0720	1/01	249900	1010	1010	7	1961	4	7738	N	N	15812 SE 4TH ST
8	792370	0240	1/02	247000	1020	920	7	1961	4	7770	N	N	1250 150TH AV SE
8	352505	9056	10/02	287000	1020	520	7	1962	4	9583	N	N	15205 SE 4TH ST
8	403680	0475	8/01	240000	1020	550	7	1956	4	7490	N	N	1015 158TH PL SE
8	403810	0155	10/02	212700	1020	670	7	1959	3	8250	N	N	44 157TH AV SE

Improved Sales Used In This Physical Inspection Analysis
Area 67

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
8	403810	0295	4/02	282000	1020	640	7	1959	5	7700	N	N	38 158TH PL SE
8	403810	0315	1/02	219000	1020	400	7	1959	3	8250	N	N	68 158TH PL SE
8	792360	0360	4/01	255000	1020	880	7	1961	4	6120	N	N	1823 147TH AV SE
8	792360	0460	8/02	268000	1020	1020	7	1961	4	7344	N	N	1614 146TH AV SE
8	792380	0270	5/02	240000	1020	1020	7	1961	4	7200	N	N	1903 147TH PL SE
8	220710	0420	8/02	277750	1030	520	7	1955	4	7350	N	N	14612 SE 14TH ST
8	220710	0615	6/02	227500	1030	0	7	1955	4	8100	N	N	1331 142ND AV SE
8	220710	0820	3/01	196000	1030	0	7	1955	3	8970	N	N	14432 SE 15TH ST
8	220720	0200	6/02	274000	1030	590	7	1955	5	8480	N	N	1060 149TH PL SE
8	220720	0240	7/02	230000	1030	370	7	1956	4	8330	N	N	1041 149TH PL SE
8	403680	0135	12/02	229950	1030	0	7	1956	4	7300	N	N	15642 SE 9TH ST
8	220720	0290	3/01	194950	1050	0	7	1956	3	7875	N	N	1249 149TH PL SE
8	220710	0775	1/01	190000	1060	570	7	1956	3	9150	N	N	1511 143RD AV SE
8	403680	0570	9/01	244950	1060	660	7	1956	4	7600	N	N	15660 SE 12TH PL
8	403680	1040	2/02	256000	1060	530	7	1956	4	7300	N	N	16227 SE 8TH ST
8	792330	0015	12/01	221000	1060	0	7	1956	4	11747	N	N	1622 152ND AV SE
8	403720	0725	9/02	276500	1070	770	7	1958	4	8400	N	N	16329 LAKE HILLS BL
8	403680	0980	2/01	235000	1070	850	7	1958	4	8265	N	N	912 159TH PL SE
8	403740	0015	4/01	250000	1070	1030	7	1958	3	9864	N	N	16018 SE 4TH ST
8	403740	0235	3/02	279000	1070	1030	7	1958	4	7225	N	N	16065 SE 4TH ST
8	403940	0290	4/01	269950	1070	400	7	1960	4	7700	N	N	436 154TH AV SE
8	403950	0710	3/01	249000	1070	810	7	1961	4	7910	N	N	15820 SE 4TH ST
8	792330	0305	9/02	261000	1070	0	7	1956	4	8331	N	N	15315 SE 18TH ST
8	792370	0040	9/02	220000	1070	0	7	1961	4	8928	N	N	1445 150TH AV SE
8	792380	0070	5/02	250000	1070	0	7	1961	4	7300	N	N	2017 146TH PL SE
8	403810	0210	4/01	259500	1080	860	7	1959	4	8800	N	N	41 158TH PL SE
8	403950	0370	11/01	259000	1090	520	7	1961	4	7630	N	N	158 159TH AV SE
8	403720	0780	3/01	230500	1100	0	7	1958	4	9000	N	N	16304 LAKE HILLS BL
8	403940	0390	1/02	219550	1100	0	7	1960	4	8855	N	N	421 155TH PL SE
8	403950	0170	5/02	276000	1100	750	7	1961	4	7182	N	N	15932 SE 1ST ST

Improved Sales Used In This Physical Inspection Analysis
Area 67

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
8	220710	0130	7/02	238000	1120	0	7	1955	3	6200	N	N	1211 144TH AV SE
8	220710	0480	5/02	225000	1120	0	7	1955	4	7176	N	N	1234 147TH AV SE
8	220710	0605	3/02	243000	1120	0	7	1955	4	8160	N	N	1319 142ND AV SE
8	403680	1360	2/01	170000	1120	0	7	1956	3	7630	N	N	609 163RD AV SE
8	675110	0280	1/02	235000	1130	0	7	1955	4	10907	N	N	15327 SE 24TH ST
8	792390	0110	2/02	220000	1140	0	7	1962	4	7507	N	N	1236 151ST AV SE
8	403680	1465	6/01	230000	1150	0	7	1957	4	7500	N	N	912 163RD AV SE
8	403740	0060	8/01	278000	1150	630	7	1958	5	14400	N	N	227 163RD PL SE
8	403740	0205	1/01	260000	1150	600	7	1958	4	10000	N	N	16122 SE 5TH ST
8	675110	0110	7/02	250000	1150	0	7	1955	4	10800	N	N	2218 153RD AV SE
8	737460	0090	9/02	249950	1160	0	7	1960	4	9000	N	N	15014 SE 18TH ST
8	792350	0030	5/01	290000	1170	500	7	1957	4	10307	N	N	15418 SE 20TH ST
8	403810	0260	6/01	263000	1170	580	7	1959	5	8600	N	N	316 158TH PL SE
8	403940	0590	7/02	238250	1170	0	7	1960	4	4400	N	N	15427 SE 7TH PL
8	064340	0190	2/01	234500	1180	310	7	1976	3	7020	N	N	14708 SE 15TH ST
8	403680	0815	5/02	232000	1180	0	7	1957	3	7742	N	N	1029 163RD AV SE
8	675130	0205	2/01	215000	1180	0	7	1956	4	8000	N	N	2520 154TH AV SE
8	403740	0095	11/02	230500	1190	0	7	1958	4	8000	N	N	240 163RD PL SE
8	792330	0090	12/01	245000	1190	570	7	1957	4	10170	N	N	1622 153RD AV SE
8	792330	0175	8/01	210000	1190	0	7	1957	4	9812	N	N	1838 152ND AV SE
8	403940	0930	10/01	252950	1200	0	7	1962	4	10350	N	N	600 155TH AV SE
8	403740	0430	6/01	235000	1210	480	7	1958	3	8208	N	N	443 160TH AV SE
8	403740	0540	11/02	274000	1210	530	7	1958	4	9576	N	N	15814 SE 5TH PL
8	403810	0190	12/02	280000	1210	1120	7	1959	4	9890	N	N	5 158TH PL SE
8	403940	0940	6/01	261000	1210	0	7	1962	4	10200	N	N	608 155TH AV SE
8	664830	0160	5/02	250000	1210	0	7	1958	4	9825	N	N	1723 144TH AV SE
8	792330	0050	8/01	215950	1210	0	7	1956	3	11511	N	N	1647 153RD AV SE
8	032405	9107	7/02	230000	1220	0	7	1945	4	7405	N	N	14050 SE 10TH ST
8	403740	0115	6/01	210500	1220	0	7	1958	4	8880	N	N	225 164TH AV SE
8	403740	0620	5/01	249000	1220	600	7	1958	4	7169	N	N	423 158TH PL SE

Improved Sales Used In This Physical Inspection Analysis
Area 67

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
8	403930	0330	6/02	292000	1220	1070	7	1962	5	7670	N	N	235 153RD PL SE
8	403680	0915	5/01	232500	1240	0	7	1958	4	7100	N	N	16238 SE 10TH ST
8	403760	0115	11/02	245000	1240	0	7	1958	4	12400	N	N	406 156TH AV SE
8	415750	0050	3/01	284000	1240	1240	7	1960	4	8672	N	N	15314 SE 21ST ST
8	220720	0570	1/02	228500	1250	0	7	1956	4	7300	N	N	15447 SE 8TH ST
8	403680	0090	12/02	225000	1250	0	7	1956	3	6862	N	N	15635 SE 8TH ST
8	403680	0870	8/01	237950	1250	0	7	1958	4	7000	N	N	16205 SE 9TH ST
8	403680	1225	10/01	227950	1250	0	7	1956	4	7600	N	N	16226 SE 8TH ST
8	675130	0390	3/01	269950	1250	0	7	1956	4	9030	N	N	2514 155TH AV SE
8	403750	0185	1/01	227500	1260	0	7	1958	4	8245	N	N	315 160TH PL SE
8	403950	0550	1/01	226000	1270	660	7	1962	3	7600	N	N	138 159TH PL SE
8	675130	0175	1/02	250000	1270	0	7	1956	4	8000	N	N	2568 154TH AV SE
8	675130	0215	6/01	244000	1270	0	7	1956	3	8000	N	N	15405 SE 25TH ST
8	737460	0040	6/01	215000	1270	0	7	1961	3	8445	N	N	1607 151ST AV SE
8	220720	0280	6/02	234000	1280	0	7	1956	4	8687	N	N	1265 149TH PL SE
8	403740	0210	9/02	243000	1280	500	7	1958	3	9500	N	N	16130 SE 5TH ST
8	403740	0335	4/01	270000	1280	1030	7	1958	4	7344	N	N	16133 SE 5TH ST
8	415760	0140	8/01	323000	1290	1270	7	1963	4	12743	N	N	15428 SE 21ST PL
8	220710	0160	7/02	295000	1300	1300	7	1955	4	7000	N	N	1325 144TH AV SE
8	675110	0275	9/01	239900	1300	0	7	1955	4	9480	N	N	15321 SE 24TH ST
8	220710	0125	2/01	219955	1310	0	7	1955	4	8350	N	N	1203 144TH AV SE
8	220720	0745	3/02	244000	1310	0	7	1956	4	7820	N	N	15533 SE 9TH ST
8	403680	0925	2/02	245000	1310	0	7	1957	4	7300	N	N	16224 SE 10TH ST
8	403760	0035	1/01	230000	1320	0	7	1958	5	9600	N	N	439 156TH AV SE
8	194490	0310	3/02	250000	1330	850	7	1966	4	7665	N	N	45 151ST PL SE
8	403680	0105	11/01	229950	1330	0	7	1956	4	7144	N	N	15659 SE 8TH ST
8	403680	0290	11/02	230000	1330	0	7	1956	4	7875	N	N	1003 159TH PL SE
8	403950	0420	11/01	266000	1330	1140	7	1961	5	7854	N	N	122 159TH AV SE
8	664830	0155	10/02	264500	1330	400	7	1958	3	9727	N	N	1717 144TH AV SE
8	220710	0485	9/01	220450	1340	0	7	1955	4	7176	N	N	1226 147TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
8	403740	0560	6/02	299950	1340	770	7	1958	4	10527	N	N	404 158TH PL SE
8	675110	0315	8/02	262950	1340	0	7	1955	4	9480	N	N	15535 SE 24TH ST
8	064340	0140	8/02	280000	1350	270	7	1977	4	7350	N	N	14717 SE 15TH PL
8	220710	0135	11/01	229000	1360	0	7	1955	4	7000	N	N	1219 144TH AV SE
8	403740	0070	11/01	234500	1360	0	7	1957	3	5445	N	N	215 163RD PL SE
8	415770	0200	1/02	315000	1370	1370	7	1962	4	9404	N	N	2028 152ND AV SE
8	737460	0300	5/01	242000	1380	0	7	1961	4	9845	N	N	1623 152ND AV SE
8	403760	0030	8/02	246000	1390	0	7	1958	4	9600	N	N	433 156TH AV SE
8	664830	0135	4/01	241500	1390	0	7	1958	4	10200	N	N	14423 SE 17TH ST
8	415750	0110	2/02	309000	1400	840	7	1960	4	7588	N	N	15307 SE 21ST ST
8	792360	0380	6/01	240000	1410	0	7	1961	4	7344	N	N	1737 147TH AV SE
8	792370	0060	4/01	245000	1420	0	7	1961	4	7560	N	N	1427 150TH AV SE
8	220720	0780	4/01	218000	1430	0	7	1956	4	7475	N	N	15512 SE 10TH ST
8	675130	0320	12/02	248000	1430	320	7	1956	4	8400	N	N	2529 156TH AV SE
8	737460	0260	5/02	273000	1430	0	7	1960	4	9531	N	N	15124 SE 18TH ST
8	675110	0055	5/01	239000	1440	0	7	1956	3	10030	N	N	15327 SE 22ND ST
8	403940	0550	7/01	255000	1460	0	7	1960	4	8470	N	N	627 155TH AV SE
8	403680	1065	11/01	217000	1470	0	7	1957	5	8600	N	N	16250 SE 9TH ST
8	403810	0300	9/02	284000	1470	520	7	1959	4	8250	N	N	44 158TH PL SE
8	675130	0125	9/01	235000	1470	0	7	1957	4	8000	N	N	2612 153RD AV SE
8	737460	0130	5/02	264500	1470	0	7	1959	4	11120	N	N	1631 151ST AV SE
8	022405	9066	4/02	280000	1480	0	7	1954	4	21700	N	N	15330 SE 22ND ST
8	403680	1425	2/01	198000	1480	0	7	1956	3	7300	N	N	632 163RD AV SE
8	403930	0300	7/01	320000	1480	1170	7	1962	5	8320	N	N	211 SE 153RD PL
8	079320	0020	3/02	255000	1490	0	7	1961	4	9543	N	N	1447 153RD PL SE
8	403740	0065	7/02	252579	1490	0	7	1958	4	5635	N	N	221 163RD PL SE
8	403740	0120	9/02	235300	1490	0	7	1958	3	8880	N	N	219 164TH AV SE
8	737460	0640	12/02	260000	1490	0	7	1961	4	8730	N	N	15005 SE 20TH ST
8	403750	0005	9/02	271000	1500	0	7	1958	4	8547	N	N	16026 MAIN ST
8	022405	9105	6/02	240000	1520	0	7	1959	4	13914	N	N	2033 153RD AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
8	220710	0745	3/01	230000	1520	0	7	1955	4	7700	N	N	14245 LAKE HILLS BL
8	403680	0210	4/02	215000	1520	0	7	1956	3	7000	N	N	15667 SE 9TH ST
8	403680	0615	4/02	297000	1530	990	7	1961	4	9360	N	N	15605 SE 11TH ST
8	403680	0855	4/01	254500	1530	0	7	1958	4	7000	N	N	16027 SE 9TH ST
8	403840	0050	6/01	253500	1530	980	7	1960	4	9520	N	N	15604 SE 1ST ST
8	220720	0775	7/01	204000	1540	0	7	1956	3	7475	N	N	15520 SE 10TH ST
8	403680	0400	1/02	224500	1540	0	7	1956	4	8400	N	N	1052 158TH PL SE
8	403680	0520	5/02	250000	1540	0	7	1956	3	8715	N	N	1079 158TH PL SE
8	403840	0141	8/01	254950	1540	0	7	1960	4	9384	N	N	134 156TH AV NE
8	403950	0840	10/01	217000	1550	0	7	1961	4	8888	N	N	15901 SE 4TH ST
8	403950	0890	2/02	299000	1550	0	7	1961	5	8239	N	N	15835 SE 4TH ST
8	194490	0040	6/01	225000	1560	0	7	1966	3	9360	N	N	34 151ST PL SE
8	403750	0170	5/02	239500	1560	0	7	1958	5	10528	N	N	155 160TH PL SE
8	664830	0050	7/01	254500	1560	0	7	1956	4	10200	N	N	14432 SE 17TH ST
8	211050	0040	11/01	299000	1600	860	7	1963	4	8289	N	N	15434 SE 22ND PL
8	220710	0950	10/01	262000	1630	0	7	1955	4	8820	N	N	14405 SE 15TH ST
8	792330	0065	12/02	276000	1640	620	7	1956	4	11830	N	N	1627 153RD AV SE
8	792330	0150	12/02	339500	1640	0	7	2001	3	11963	N	N	1605 154TH AV SE
8	403680	1205	10/01	210000	1670	0	7	1956	3	8900	N	N	16252 SE 8TH ST
8	675130	0400	9/01	277000	1710	0	7	1956	4	12825	N	N	15519 SE 25TH ST
8	792330	0115	10/02	269900	1710	0	7	1956	4	8947	N	N	15314 SE 18TH ST
8	737460	0200	8/01	272000	1710	0	7	1960	4	9660	N	N	1624 151ST AV SE
8	403700	0060	8/01	234950	1720	0	7	1957	4	8000	N	N	819 164TH AV SE
8	022405	9107	4/01	266750	1740	0	7	1965	3	12960	N	N	2055 153RD AV SE
8	220720	0525	10/01	243800	1740	0	7	1956	4	8040	N	N	15538 SE 8TH ST
8	220710	0100	8/01	229000	1760	0	7	1955	4	8625	N	N	1235 143RD AV SE
8	675130	0155	3/02	284000	1820	0	7	1956	4	11345	N	N	15311 SE 27TH ST
8	675110	0015	10/02	305000	1830	0	7	1955	5	9770	N	N	2303 153RD AV SE
8	403750	0050	6/01	343750	1840	720	7	1958	4	19095	N	N	141 162ND AV SE
8	792360	0070	12/02	265000	1870	0	7	1960	4	7800	N	N	14716 SE 17TH ST

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8	675130	0050	8/01	283000	1880	0	7	1956	4	8000	N	N	15315 SE 25TH ST
8	415770	0090	4/01	300000	1900	0	7	1963	4	8917	N	N	15120 SE 22ND ST
8	403810	0345	12/01	238000	1960	0	7	1959	3	8160	N	N	15921 MAIN ST
8	403810	0335	4/02	257000	1990	0	7	1959	3	8989	N	N	15903 MAIN ST
8	403740	0595	2/02	273000	2020	0	7	1958	5	9690	N	N	15704 SE 6TH ST
8	675110	0245	1/01	262000	2050	0	7	1955	4	9200	N	N	2409 153RD AV SE
8	220710	0845	2/02	294000	2070	0	7	1955	5	9514	N	N	14604 SE 15TH ST
8	403810	0350	1/01	269000	2090	0	7	1959	4	8840	N	N	15929 MAIN ST
8	066250	0030	6/01	300000	2210	0	7	1969	4	7215	N	N	835 143RD AV SE
8	066250	0050	3/02	338000	2260	0	7	1969	4	6887	N	N	14202 SE 10TH ST
8	403930	0260	11/02	312000	2310	0	7	1962	4	7668	N	N	129 SE 153RD PL
8	220710	0800	12/02	327000	2640	0	7	1955	4	8970	N	N	14404 SE 15TH ST
8	066250	0080	10/02	350000	2920	0	7	1979	4	8533	N	N	904 142ND AV SE
8	323650	0230	4/01	320000	1140	620	8	1983	4	7668	N	N	14855 SE 10TH PL
8	323650	0070	10/01	305000	1290	0	8	1983	3	6938	N	N	1005 148TH DR SE
8	323650	0340	2/02	305500	1330	0	8	1984	3	7913	N	N	14870 SE 9TH PL
8	173680	0180	1/01	314150	1370	1370	8	1965	4	8585	N	N	818 144TH PL SE
8	173680	0610	8/01	269000	1400	0	8	1967	4	9350	N	N	805 146TH AV SE
8	894460	0360	9/02	266500	1420	0	8	1989	3	4937	N	N	394 145TH PL SE
8	173680	0530	5/01	330000	1460	1190	8	1965	4	8925	N	N	1008 145TH PL SE
8	894460	0640	10/01	232000	1520	0	8	1989	3	3801	N	N	60 145TH PL SE
8	502390	0110	12/01	281000	1530	0	8	1970	4	6360	N	N	14411 SE 19TH PL
8	502390	0180	5/01	290000	1530	0	8	1970	4	7412	N	N	1912 145TH AV SE
8	353000	0030	9/02	282000	1730	0	8	1967	4	7500	N	N	14206 SE 10TH PL
8	323650	0290	6/01	323600	1740	0	8	1981	3	7878	N	N	14815 SE 9TH PL
8	894460	0270	8/02	326000	1830	0	8	1988	3	3481	N	N	325 145TH PL SE
8	894460	0570	2/01	275000	1840	0	8	1988	3	3331	N	N	138 145TH PL SE
8	173680	0460	4/01	299500	1860	0	8	1964	4	9915	N	N	14414 SE 9TH PL
8	894460	0500	8/01	274450	1880	0	8	1988	3	3350	N	N	254 145TH PL SE
8	323650	0050	7/01	305000	1930	0	8	1983	3	7139	N	N	945 148TH DR SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
8	894460	0490	3/01	270000	1950	0	8	1988	3	3171	N	N	268 145TH PL SE
8	894460	0560	5/01	266803	1950	0	8	1988	3	3126	N	N	144 145TH PL SE
8	323650	0140	1/02	347000	2080	0	8	1981	4	7950	N	N	1165 148TH DR SE
8	894460	0170	11/02	320000	2100	0	8	1988	5	3185	N	N	243 145TH PL SE
8	173680	0660	9/02	340000	2210	0	8	1965	4	8800	N	N	917 146TH AV SE
8	427960	0020	8/02	400000	2470	0	8	1982	3	8712	N	N	807 141ST PL SE
8	111760	0080	10/01	310000	2520	0	8	1978	3	8774	N	N	711 142ND PL SE
8	861700	0060	10/01	479500	2370	1210	10	1991	4	9316	N	N	15502 SE 18TH ST
8	342505	9281	8/02	717000	3470	0	10	2002	3	13748	N	N	259 145TH AV SE
8	342505	9144	11/01	685000	3660	0	10	2001	3	14012	N	N	255 145TH AV SE
8	342505	9276	6/01	1225178	4130	1200	12	2001	3	20003	N	N	14652 SE 8TH ST
14	792280	0370	7/01	300000	1000	0	7	1962	3	9432	Y	N	16634 SE 25TH ST
14	195200	0170	10/02	285000	1020	960	7	1955	4	14036	Y	N	16460 SE 34TH ST
14	792280	0320	5/02	340000	1020	1020	7	1962	4	8400	Y	N	2514 166TH AV SE
14	403720	0270	10/01	294880	1040	1000	7	1957	4	8700	N	N	16604 SE 7TH ST
14	403720	0635	9/02	240000	1050	0	7	1959	3	8800	N	N	420 164TH AV SE
14	403720	0435	4/01	249500	1060	550	7	1957	3	8000	N	N	413 166TH AV SE
14	675110	0410	8/02	219000	1060	0	7	1955	3	9222	N	N	2410 156TH AV SE
14	321180	0030	6/01	315000	1100	1030	7	1964	4	12188	N	N	3273 163RD PL SE
14	403700	0800	8/01	249000	1100	790	7	1957	3	8080	N	N	713 168TH AV SE
14	345930	0020	3/02	272000	1110	300	7	1981	3	7102	N	N	3843 166TH AV SE
14	403700	0945	3/01	224010	1130	0	7	1957	3	10361	N	N	16712 SE 12TH ST
14	403700	0815	7/02	251000	1150	340	7	1957	3	8890	N	N	16642 SE 8TH ST
14	403720	0010	7/01	277500	1150	120	7	1957	3	8550	N	N	16412 SE 2ND ST
14	403720	0285	9/01	290000	1150	1000	7	1957	4	10100	N	N	404 166TH AV SE
14	403700	0180	7/01	249950	1170	600	7	1957	3	7900	N	N	16434 SE 9TH ST
14	403700	0485	6/01	236000	1190	0	7	1957	3	8780	N	N	16619 SE 11TH ST
14	403720	0330	9/01	244900	1200	310	7	1957	3	8000	N	N	430 165TH AV SE
14	403860	0550	9/01	329000	1200	980	7	1961	4	7150	Y	N	46 165TH AV SE
14	399920	0360	6/02	286000	1220	0	7	1961	3	11560	N	N	16530 SE 29TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
14	345980	0170	5/02	296950	1230	420	7	1985	3	8080	N	N	16730 SE 40TH PL
14	792300	0040	11/02	315000	1230	1120	7	1965	5	10510	N	N	2616 SE 163RD PL
14	403700	0410	2/01	235000	1250	670	7	1957	3	7462	N	N	1015 166TH AV SE
14	403720	0410	12/02	305000	1290	1060	7	1957	4	8800	N	N	16703 SE 4TH PL
14	356480	0030	3/01	244000	1310	0	7	1963	3	10488	N	N	2146 156TH AV SE
14	403700	0535	3/01	251500	1310	940	7	1957	3	8310	N	N	16637 SE 10TH ST
14	403720	0065	5/02	419950	1310	1040	7	1957	4	20000	Y	N	428 168TH AV SE
14	403700	0140	6/01	245000	1320	0	7	1957	3	9588	N	N	716 164TH AV SE
14	403700	0330	1/02	249950	1320	0	7	1957	3	7720	N	N	986 165TH AV SE
14	356480	0020	2/01	238000	1330	0	7	1968	3	10735	N	N	2152 156TH AV SE
14	403700	0320	6/01	238000	1330	0	7	1957	4	7991	N	N	989 165TH AV SE
14	792290	0560	4/01	245000	1330	0	7	1963	3	8400	N	N	16606 SE 27TH ST
14	403720	0005	10/01	230300	1340	0	7	1957	3	8500	N	N	16404 SE 2ND ST
14	321170	0075	11/02	272000	1340	0	7	1958	4	14250	N	N	16455 SE 35TH ST
14	403700	0915	12/01	269950	1340	1080	7	1957	3	23000	N	N	1034 168TH AV SE
14	403720	0680	5/01	290000	1360	1360	7	1957	4	8800	N	N	449 165TH AV SE
14	792310	0070	8/02	275000	1360	0	7	1965	4	7524	N	N	16211 SE 29TH PL
14	792310	0500	11/02	292900	1360	0	7	1966	4	9150	N	N	16275 SE 31ST ST
14	403700	0160	10/01	285000	1370	1060	7	1957	4	8000	N	N	16429 SE 8TH ST
14	792290	0500	2/02	255000	1390	480	7	1963	3	7770	N	N	16644 SE 27TH ST
14	792320	0050	7/01	240000	1400	0	7	1967	3	8424	N	N	2502 161ST AV SE
14	737510	0025	6/02	252250	1420	0	7	1958	4	7800	N	N	1232 164TH AV SE
14	792300	0240	6/01	248000	1420	0	7	1965	3	7918	N	N	2808 162ND AV SE
14	399930	0140	8/02	475000	1430	690	7	1962	3	13280	Y	N	2814 170TH AV SE
14	403700	0300	10/02	249950	1430	0	7	1957	3	7693	N	N	959 165TH AV SE
14	675150	0321	8/01	268500	1440	1440	7	1957	3	8400	N	N	15812 SE 26TH ST
14	675130	0480	6/01	318500	1450	1000	7	1957	5	9202	N	N	2546 156TH AV SE
14	675150	0195	2/02	277000	1470	930	7	1957	4	11500	N	N	2520 157TH AV SE
14	737510	0095	10/02	255000	1470	0	7	1958	3	7800	N	N	1232 165TH AV SE
14	737510	0226	11/02	299950	1480	1200	7	1958	3	12029	N	N	1239 167TH AV SE

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14	403720	0095	10/02	425000	1490	1490	7	1957	5	21090	N	N	16825 SE 3RD PL
14	737510	0155	3/02	240000	1490	0	7	1957	4	7975	N	N	16619 SE 12TH ST
14	737530	0190	2/02	295500	1500	1000	7	1959	4	8400	N	N	16423 SE 15TH ST
14	792310	0510	6/02	345000	1500	1500	7	1966	4	8850	N	N	16281 SE 31ST ST
14	792310	0640	10/02	299500	1500	870	7	1966	3	10360	N	N	16010 SE 31ST ST
14	403700	0685	10/01	295000	1510	1510	7	1956	4	8701	N	N	16611 SE 8TH ST
14	888190	0160	3/02	356000	1520	1520	7	1970	4	9389	Y	N	3811 170TH AV SE
14	737530	0270	1/02	268000	1550	0	7	1959	4	9129	N	N	16644 SE 16TH ST
14	792290	0320	9/01	305000	1550	420	7	1964	3	9680	Y	N	2615 168TH AV SE
14	403720	0525	10/02	265000	1560	0	7	1957	4	10530	N	N	16404 LAKE HILLS BL
14	792310	0590	3/02	290000	1560	0	7	1966	4	7875	N	N	2943 162ND AV SE
14	792300	0310	7/01	338000	1570	440	7	1965	4	7875	N	N	16247 SE 29TH ST
14	345930	0050	7/02	299999	1600	0	7	1982	3	7600	N	N	16506 SE 39TH PL
14	792300	0340	2/02	332500	1610	400	7	1965	4	7875	N	N	16225 SE 29TH ST
14	792300	0430	2/01	262500	1610	0	7	1965	4	7875	N	N	2901 162ND AV SE
14	737510	0305	1/02	320000	1620	1590	7	1959	3	14680	N	N	1274 167TH AV SE
14	403700	0275	5/02	242000	1630	0	7	1957	3	7693	N	N	921 165TH AV SE
14	403700	0890	7/01	264000	1640	0	7	1957	4	8570	N	N	920 168TH AV SE
14	399920	0650	3/01	302500	1670	0	7	1960	4	10880	N	N	16554 SE 30TH ST
14	403700	0505	9/01	259000	1670	0	7	1957	3	9929	N	N	1131 167TH AV SE
14	195200	0150	4/01	323000	1690	1220	7	1964	4	9636	Y	N	3246 165TH AV SE
14	792300	0130	7/02	298500	1700	0	7	1965	4	8085	N	N	16319 SE 27TH ST
14	399920	0780	7/01	305000	1710	1120	7	1960	4	11795	N	N	16557 SE 30TH ST
14	345930	0080	3/02	320000	1710	860	7	1982	3	8295	N	N	3836 165TH PL SE
14	675150	0065	12/02	345000	1720	1320	7	1957	4	11500	Y	N	15714 SE 25TH ST
14	737510	0275	9/02	299000	1730	1730	7	1958	4	13397	N	N	1226 167TH AV SE
14	345930	0010	3/01	300000	1740	0	7	1981	3	17716	N	N	3833 166TH AV SE
14	737510	0300	10/02	307000	1780	1200	7	1958	3	11387	N	N	1266 167TH AV SE
14	403720	0530	7/02	270000	1830	0	7	1957	4	7371	N	N	258 164TH AV SE
14	737510	0245	8/02	274950	1840	0	7	1958	4	8000	N	N	16705 SE 12TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 67

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
14	792300	0420	12/01	322500	1850	0	7	1965	5	7875	N	N	2827 162ND AV SE
14	321170	0035	10/01	285000	1900	0	7	1959	4	11152	N	N	3430 166TH AV SE
14	321170	0110	8/01	295000	1912	0	7	1960	4	12350	N	N	3425 166TH AV SE
14	403720	0500	3/01	269000	1930	0	7	1957	4	9750	N	N	221 LAKE HILLS BL
14	737530	0335	8/01	299950	1950	900	7	1963	3	10800	N	N	16613 SE 16TH ST
14	403700	0680	12/02	269000	1960	0	7	1956	3	8424	N	N	16605 SE 8TH ST
14	792310	0380	8/02	360000	1960	0	7	1966	4	8021	N	N	16013 SE 31ST ST
14	122405	9102	6/01	317950	2240	0	7	1958	3	29185	N	N	3656 164TH PL SE
14	345930	0060	12/01	310000	2300	0	7	1983	3	9646	N	N	3848 165TH PL SE
14	195200	0050	3/02	275000	1260	680	8	1978	3	10500	Y	N	3221 165TH AV SE
14	404640	0211	6/02	312000	1300	570	8	1968	3	9800	N	N	1920 165TH PL SE
14	404640	0360	10/01	274400	1300	570	8	1969	3	8400	N	N	1923 167TH AV SE
14	145990	0050	10/02	299950	1310	1270	8	1969	3	4840	N	N	16701 SE 23RD PL
14	675080	0080	12/01	391000	1360	1780	8	1974	3	7320	Y	N	16321 SE 15TH ST
14	145990	0090	1/01	274000	1380	920	8	1975	3	10925	N	N	16619 SE 23RD PL
14	414140	0080	7/01	320000	1430	840	8	1967	3	9570	N	N	16517 SE 21ST PL
14	404640	0010	4/01	270000	1480	400	8	1975	3	10880	N	N	1825 168TH AV SE
14	321180	0200	1/01	285000	1590	970	8	1979	3	9984	N	N	3248 164TH PL SE
14	404640	0060	2/02	310000	1600	1600	8	1970	4	8960	N	N	16564 SE 19TH ST
14	062730	0160	5/02	490000	1620	1200	8	1972	4	10920	Y	N	2644 170TH AV SE
14	194970	0202	12/02	315000	1620	670	8	1972	4	9450	N	N	3403 W LAKE SAMMAMISH PW SE
14	752530	0250	3/01	336000	1630	1090	8	1974	4	8840	N	N	2417 171ST AV SE
14	752530	0420	2/02	435000	1630	880	8	1969	5	10440	Y	N	2519 171ST AV SE
14	122405	9169	5/01	299000	1650	0	8	1983	3	10282	N	N	3233 168TH PL SE
14	752530	0090	5/01	482000	1660	820	8	1972	4	7650	Y	N	2416 169TH PL SE
14	424570	0410	8/02	342000	1710	1100	8	1972	3	8295	N	N	16504 SE 31ST ST
14	675200	0220	10/02	330000	1720	780	8	1975	3	9592	N	N	16429 SE 22ND ST
14	321170	0065	2/01	357500	1760	850	8	1974	4	14250	N	N	16605 SE 35TH ST
14	012405	9050	5/02	330000	1790	0	8	1991	4	12086	N	N	16671 SE 17TH PL
14	424570	0400	7/02	350000	1860	730	8	1990	3	8085	N	N	16512 SE 31ST ST

Improved Sales Used In This Physical Inspection Analysis
Area 67

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
14	112405	9066	2/02	393000	1880	1160	8	1966	4	13939	N	N	3448 162ND PL SE
14	132405	9123	6/02	420000	1900	0	8	1982	3	12363	Y	N	4011 W LAKE SAMMAMISH PW SE
14	122405	9158	2/01	315000	1930	0	8	1978	3	10890	N	N	16707 SE 35TH ST
14	122405	9160	5/02	310000	1950	0	8	1978	4	8712	N	N	3424 167TH AV SE
14	675200	0230	5/01	310000	1990	0	8	1974	3	9936	N	N	16435 SE 22ND ST
14	752530	0010	4/01	524500	1990	1430	8	1970	3	12382	Y	N	2431 169TH PL SE
14	399920	0130	9/02	346455	2070	0	8	1962	3	10880	N	N	16512 SE 28TH ST
14	399920	0080	6/01	349000	2090	0	8	1961	4	10880	N	N	16552 SE 28TH ST
14	792290	0060	5/02	550000	2110	270	8	1963	5	9200	Y	N	2684 168TH AV SE
14	424570	0320	1/02	369000	2380	540	8	1972	3	9682	N	N	16708 SE 31ST ST
14	195468	0030	8/01	340000	2490	0	8	1981	3	12349	Y	N	3312 168TH PL SE
14	888190	0135	1/01	482500	2820	640	8	1996	3	7925	Y	N	16924 SE 39TH ST
14	260780	0170	12/02	365000	1700	1260	9	1979	3	11455	N	N	4023 169TH AV SE
14	262430	0040	8/01	483500	1700	910	9	1979	3	36400	N	N	3220 162ND PL SE
14	062730	0130	4/01	483000	1730	1730	9	1968	4	10400	Y	N	2609 170TH AV SE
14	062730	0080	4/01	785000	2170	2320	9	1999	3	10400	Y	N	2644 169TH AV SE
14	321190	0240	6/02	399950	2270	0	9	1979	4	8840	N	N	3505 164TH PL SE
14	260780	0770	4/01	594000	2280	800	9	1999	3	9010	Y	N	4063 172ND PL SE
14	260780	0190	2/01	320000	2300	0	9	1978	3	8636	N	N	4035 169TH AV SE
14	260780	0670	10/02	475000	2330	700	9	1979	3	9652	Y	N	4043 170TH AV SE
14	260780	0010	12/02	355000	2360	0	9	1979	4	9237	Y	N	17306 SE 40TH PL
14	260780	0640	2/01	327000	2440	0	9	1979	3	7373	N	N	4021 170TH AV SE
14	399930	0080	4/01	550000	2440	1390	9	1962	5	11180	Y	N	2655 171ST AV SE
14	260780	0110	4/01	371005	2700	0	9	1979	3	8427	N	N	17010 SE 40TH PL
14	321170	0090	6/01	405000	2880	670	9	1972	4	14250	N	N	16423 SE 34TH ST
14	122405	9105	7/01	580000	3320	0	9	1994	3	8891	Y	N	17102 SE 29TH PL
14	260780	0322	2/01	676409	2700	1260	10	2000	3	23757	N	N	17124 SE 41ST ST
14	792280	0570	5/02	639000	2940	0	10	1979	4	10569	Y	N	16844 SE 26TH ST
14	012405	9089	5/02	563000	3120	0	10	1999	3	12015	N	N	16612 SE 24TH ST
14	012405	9090	6/02	580000	3150	0	10	1999	3	10037	N	N	16608 SE 24TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 67

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
14	012405	9088	4/02	597000	3170	0	10	1999	3	13249	N	N	16620 SE 24TH ST
14	260780	0320	5/02	660000	3420	0	10	2001	3	26211	Y	N	17130 SE 41ST ST
14	122405	9189	9/02	635000	3420	530	10	2000	3	16380	N	N	3302 166TH PL SE
14	438400	0140	5/02	899950	3980	0	10	1979	5	32663	Y	Y	16401 SE 17TH ST
14	260780	0780	1/02	492000	4130	0	10	1979	3	10651	Y	N	4069 172ND PL SE

Improved Sales Removed From This Physical Inspection Analysis
Area 67

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	032405	9086	12/01	137367	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	064350	0010	05-02	198998	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	064350	0040	6/02	195000	BANKRUPTCY - RECEIVER OR TRUSTEE;
8	064350	0040	2/02	185000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	079320	0140	8/02	105607	QUIT CLAIM DEED;
8	079320	0140	3/01	71267	RELATED PARTY, FRIEND, OR NEIGHBOR
8	173680	0220	4/02	194250	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	173680	0660	08-01	310000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	220710	0580	10/01	95435	QUIT CLAIM DEED
8	220710	0750	11/01	160000	NO MARKET EXPOSURE
8	220720	0020	12/02	185000	NO MARKET EXPOSURE
8	220720	0095	1/01	67560	QUIT CLAIM DEED
8	220720	0240	3/01	72695	NO MARKET EXPOSURE; AND OTHER WARNINGS;
8	220720	0325	12/01	160000	NON-REPRESENTATIVE SALE;
8	220720	0535	1/02	239000	TRADE;
8	220720	0540	3/02	109515	QUIT CLAIM DEED
8	220720	0545	12/01	217500	NO MARKET EXPOSURE;
8	220720	0830	6/01	94474	RELATED PARTY, FRIEND, OR NEIGHBOR
8	323650	0040	6/01	210000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	342505	9145	11-02	414950	2003 AV not at 100%
8	342505	9151	04-02	580000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	403680	0090	4/01	33334	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	403680	0130	12/02	180000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	403680	0170	12/01	78769	QUIT CLAIM DEED;
8	403680	0305	1/01	174500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	403680	0400	1/02	84116	QUIT CLAIM DEED
8	403680	0925	09-01	199000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	403680	1000	12/01	20000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	403680	1005	05-01	195000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	403680	1050	12/02	24656	QUIT CLAIM DEED;
8	403680	1125	10/01	230000	NO MARKET EXPOSURE;
8	403680	1485	12/01	20436	QUIT CLAIM DEED;
8	403680	1485	12/02	12172	QUIT CLAIM DEED;
8	403700	0045	11/01	99000	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	403740	0125	11/02	224059	BANKRUPTCY
8	403750	0285	5/01	158500	NO MARKET EXPOSURE;
8	403810	0155	7/02	213306	EXEMPT FROM EXCISE TAX;
8	403810	0205	6/02	102500	QUIT CLAIM DEED;
8	403810	0355	03-01	193000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed From This Physical Inspection Analysis
Area 67

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	403930	0520	6/01	44609	QUIT CLAIM DEED
8	403940	0970	5/02	215000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	403950	0870	3/02	159900	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	675130	0055	7/02	205000	NO MARKET EXPOSURE;
8	737460	0200	8/01	272000	NO MARKET EXPOSURE
8	792330	0305	05-02	208900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	792350	0030	05-01	290000	RELOCATION - SALE TO SERVICE;
8	792360	0180	8/02	160000	QUIT CLAIM DEED;
8	792360	0550	1/02	49684	QUIT CLAIM DEED
8	792380	0070	10/01	150000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8	792380	0430	8/02	175000	NO MARKET EXPOSURE
8	792380	0520	3/01	180000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	883890	0196	11/02	400000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
14	022405	9195	1/01	315000	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	062730	0105	08-02	526400	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	062730	0115	10/02	370000	NO MARKET EXPOSURE;
14	062730	0170	7/01	322000	NO MARKET EXPOSURE
14	062730	0175	9/02	281000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
14	062730	0210	5/01	200000	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	122405	9016	9/02	450000	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	122405	9033	5/01	1120000	GOVERNMENT AGENCY;
14	122405	9101	10/02	370000	NO MARKET EXPOSURE
14	122405	9160	4/02	307210	RELOCATION - SALE TO SERVICE;
14	122405	9171	4/02	326000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
14	122405	9172	7/02	250000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
14	195200	0160	04-02	310000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	260780	0780	9/01	497500	RELOCATION - SALE TO SERVICE;
14	260780	0840	11/01	147335	QUIT CLAIM DEED
14	321170	0050	11/02	100000	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	321170	0125	10/02	201550	NO MARKET EXPOSURE;
14	321170	0135	4/02	237820	NO MARKET EXPOSURE;
14	399920	0100	12/01	270000	NO MARKET EXPOSURE
14	399920	0420	06-01	326900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	399920	0580	03-01	277000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	399920	0640	2/01	245000	BANKRUPTCY - RECEIVER OR TRUSTEE;
14	399920	0810	8/01	276000	NO MARKET EXPOSURE;
14	399920	0840	08-01	330000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	399930	0060	5/02	280000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
14	399930	0120	10-01	380000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	399930	0350	07-02	585000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	403700	0340	7/01	242500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	403700	0360	9/02	230000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
14	403700	0650	7/02	189530	BANKRUPTCY - RECEIVER OR TRUSTEE;
14	403700	0780	10/01	238000	RELATED PARTY, FRIEND, OR NEIGHBOR;

Improved Sales Removed From This Physical Inspection Analysis
Area 67

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
14	403720	0080	12/02	143509	QUIT CLAIM DEED;
14	403720	0130	2/02	227500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	403720	0180	3/01	229950	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	403720	0530	5/01	239000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	403720	0540	1/01	146544	QUIT CLAIM DEED
14	403720	0575	9/02	269000	NON-REPRESENTATIVE SALE;
14	403860	0520	1/02	59323	QUIT CLAIM DEED
14	404640	0060	2/01	45876	EXEMPT FROM EXCISE TAX;
14	404640	0060	2/01	45876	EXEMPT FROM EXCISE TAX;
14	404640	0380	9/02	183500	NO MARKET EXPOSURE
14	675200	0220	3/01	121514	QUIT CLAIM DEED;
14	737510	0045	7/01	220000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
14	737510	0200	11/01	215500	NON-REPRESENTATIVE SALE;
14	752530	0530	4/01	590000	NO MARKET EXPOSURE;
14	792280	0010	11/02	290000	NO MARKET EXPOSURE
14	792280	0160	2/02	242000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	792280	0330	9/02	285000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
14	792280	0430	1/01	282500	NO MARKET EXPOSURE;
14	792290	0150	5/01	252150	NO MARKET EXPOSURE
14	792290	0280	8/02	298500	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	792290	0290	06-02	295500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	792290	0320	9/01	305000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
14	792290	0420	08-01	434950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	792310	0280	03-01	319000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
14	792310	0400	3/02	300000	RELATED PARTY, FRIEND, OR NEIGHBOR;

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas, grades, living area, and age of homes. In addition, the resulting assessment level is 99.5%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2002 and 2003 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2003 assessment year (taxes payable in 2004) results in an average total change from the 2002 assessments of +5.7%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 67 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.5.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
7	277	0.927	0.996	7.5%	0.987	1.005
8	57	0.951	0.996	4.7%	0.972	1.020
9	14	0.913	0.986	7.9%	0.949	1.022
>=10	13	0.967	0.996	2.9%	0.954	1.038
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1959	181	0.933	1.002	7.4%	0.990	1.013
1960-1969	102	0.918	0.984	7.2%	0.970	0.998
1970-1979	37	0.947	1.006	6.2%	0.975	1.037
1980-1989	24	0.938	0.980	4.4%	0.944	1.015
>=1990	17	0.961	0.999	3.9%	0.957	1.040
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Average	132	0.965	0.998	3.4%	0.983	1.013
Good	205	0.919	0.996	8.4%	0.986	1.005
Very Good	24	0.876	0.982	12.0%	0.947	1.017
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	302	0.930	0.999	7.4%	0.990	1.007
1.5	9	0.897	0.974	8.6%	0.914	1.034
2	49	0.951	0.983	3.4%	0.962	1.005
2.5	1	1.068	1.084	1.6%	N/A	N/A
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<1101	65	0.920	0.987	7.3%	0.969	1.006
1101-1300	69	0.929	1.002	7.9%	0.985	1.020
1301-1500	80	0.933	0.995	6.7%	0.979	1.011
1501-2000	101	0.941	1.004	6.6%	0.987	1.020
2001-2600	28	0.908	0.983	8.2%	0.950	1.016
2601-3200	10	0.952	0.984	3.4%	0.939	1.030
>3200	8	0.977	0.990	1.3%	0.920	1.059

Area 67 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.5.

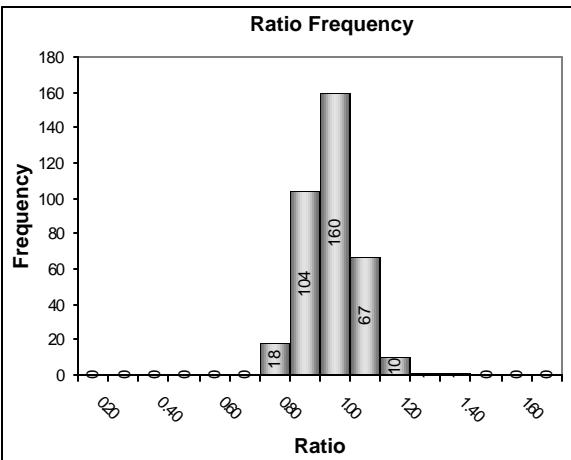
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2002		2003		Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
		Weighted Mean	Weighted Mean	Weighted Mean	Weighted Mean			
N	330	0.939	0.998	0.998	0.998	6.3%	0.990	1.007
Y	31	0.897	0.978	0.978	0.978	9.0%	0.948	1.007
Wft Y/N	Count	2002		2003		Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
		Weighted Mean	Weighted Mean	Weighted Mean	Weighted Mean			
N	360	0.934	0.996	0.996	0.996	6.6%	0.988	1.004
Y	1	0.929	0.986	0.986	0.986	6.1%	N/A	N/A
Sub	Count	2002		2003		Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
		Weighted Mean	Weighted Mean	Weighted Mean	Weighted Mean			
8	217	0.932	0.991	0.991	0.991	6.4%	0.981	1.002
14	144	0.935	1.000	1.000	1.000	6.9%	0.988	1.013
Lot Size	Count	2002		2003		Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
		Weighted Mean	Weighted Mean	Weighted Mean	Weighted Mean			
<4500	9	1.008	0.977	0.977	0.977	-3.1%	0.919	1.035
4501-8000	118	0.940	0.998	0.998	0.998	6.2%	0.985	1.011
8001-12000	196	0.928	0.998	0.998	0.998	7.6%	0.987	1.010
12001-16000	25	0.931	0.979	0.979	0.979	5.2%	0.943	1.016
>16000	13	0.930	0.989	0.989	0.989	6.4%	0.931	1.048

2002 Improved Parcel Ratio Analysis

District/Team: NE /Team - 1	Lien Date: 01/01/2002	Date of Report: 5/14/2003	Sales Dates: 1/2001- 12/2002
Area 67-8/14	Analyst ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 361 Mean Assessed Value 277,600 Mean Sales Price 297,400 Standard Deviation AV 98.945 Standard Deviation SP 105.924			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.939 Median Ratio 0.937 Weighted Mean Ratio 0.933			
UNIFORMITY			
Lowest ratio 0.718 Highest ratio: 1.324 Coefficient of Dispersion 7.18% Standard Deviation 0.086 Coefficient of Variation 9.16%			
Price Related Differential (PRD) 1.006			
RELIABILITY			
95% Confidence: Median Lower limit 0.922 Upper limit 0.947			
95% Confidence: Mean Lower limit 0.930 Upper limit 0.948			
SAMPLE SIZE EVALUATION			
N (population size) 4255 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.086 Recommended minimum: 12 Actual sample size: 361 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 183 # ratios above mean: 178 Z: 0.263 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			

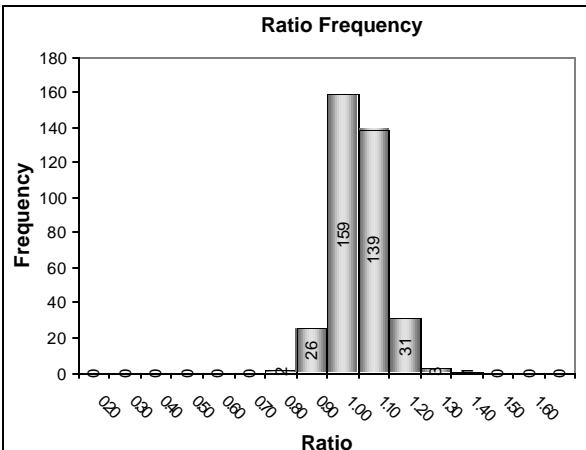


COMMENTS:

1 to 3 Unit Residences throughout area 67

2003 Improved Parcel Ratio Analysis

District/Team: NE / Team-1	Lien Date: 01/01/2003	Date of Report: 5/14/2003	Sales Dates: 1/2001 - 12/2002
Area 67-8/14	Analyst ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 361 Mean Assessed Value 296,000 Mean Sales Price 297,400 Standard Deviation AV 101,557 Standard Deviation SP 105,924			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 1.002 Median Ratio 0.997 Weighted Mean Ratio 0.995			
UNIFORMITY			
Lowest ratio 0.790 Highest ratio: 1.302 Coefficient of Dispersion 6.04% Standard Deviation 0.077 Coefficient of Variation 7.72% Price Related Differential (PRD) 1.006			
RELIABILITY			
95% Confidence: Median <i>Lower limit</i> 0.988 <i>Upper limit</i> 1.008 95% Confidence: Mean <i>Lower limit</i> 0.994 <i>Upper limit</i> 1.010			
SAMPLE SIZE EVALUATION			
N (population size) 4255 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.077 Recommended minimum: 10 Actual sample size: 361 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 188 # ratios above mean: 173 Z: 0.789 Conclusion: <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 67

Both assessment level and uniformity have been improved by application of the recommended values.

USPAP Compliance

Client and Intended Use of the Appraisal:

This summary mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a summary mass appraisal report as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Cards, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly

located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Special assumptions and limiting conditions:

That no opinion as to title is rendered. Data on ownership and the legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on the maps or property record cards. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.

That rental areas herein discussed have been calculated in accord with standards developed by the American Standards Association as included in Real Estate Appraisal Terminology.

That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.

That no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.

That the appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.

Exterior inspections were made of all properties however, due to lack of access few received interior inspections.

The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.

We appraise fee simple interest in every property. Unless shown on the Assessor's parcel maps, we do not consider easements as adversely affecting property value.

We have attempted to segregate personal property from the real estate in our appraisals.

We have not appraised movable equipment or fixtures as part of the real estate. We have appraised identifiable permanently fixed equipment with the real estate in accordance with RCW 84.04.090 and WAC 458-12-010.

We have considered the effect of value of those anticipated public and private improvements of which we have common knowledge. We can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.

The appraisers have no personal interest or bias toward any properties that they appraise.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (g)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions , encumbrances, leases, reservations , covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.